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Raven Lodge, 17 Summerhill Road, Sandycove, Co. Dublin A96VX65

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Raven Lodge is a unique and captivating villa-style residence located in the heart of a Glashule village. From its picturesque, landscaped garden to its period charm and spacious accommodation (approx. 188 sq m / 2034 sq ft), this home is a true standout in the area. The convenience of its location, just steps away from the village, the dart, and the seafront, make Raven Lodge a must-see property for those in search of the perfect blend of elegance and practicality. Once you set foot inside Raven Lodge, you will be captivated by its beauty and style. The tall Cordyline tree standing proudly in the landscaped garden sets the tone for the Mediterranean ambiance that permeates the entire property. Every corner of this home exudes period grace and elegance and will most certainly appeal to those with a taste for classic architecture and modern comfort. The spacious layout and excellent condition of the interior make Raven Lodge a welcoming haven for anyone looking for a place to call home. A flight of granite steps flanked by wrought iron railings, ascend to the front door with overhead fanlight and side lights. The wide entrance hall with period detail to include ceiling coving, centre rose and archway leading to the rear hall sets the tone for what lies ahead. To the left are well proportioned interconnecting reception rooms with tall ceilings, these gracious and elegant reception rooms are ideal for formal entertainment. On the right of the entrance hall is a sitting room which could just as easily be used as a second bedroom. Also to the right of the hall is the third bedroom overlooking the rear garden. Stairs descend to the rear return where the large family bathroom is located a stunning stained-glass door with fanlight over is not only a pretty feature but also allows for natural light to permeate the entry ways. At the garden level we arrive at the

kitchen/breakfast/family room enjoying a dual aspect overlooking the front and rear gardens and hand painted cream fitted units add to a country kitchen feel. The main bedroom is located at this level and features a walk-in dressing room and a large ensuite shower room which has further door into the hallway. Also off the entry way are a utility room and guest wc. The low-maintenance landscaped front and rear gardens are a most noteworthy feature of Raven Lodge with the added convenience of rear vehicular access through an electric gate which is a rare find in such a central location. A pedestrian gate provides access to the front garden which is mainly laid out in artificial grass bordered by beds that are well stocked with mature planting providing a blaze of colour throughout the growing seasons. Side access leads to the rear garden featuring a raised Indian sandstone paved patio area ideal to enjoy a summer barbecue. The south-west orientation could not be more perfect for those looking to bask in the afternoon and evening sunshine whilst being enveloped in the refreshing sea breeze. Whether you enjoy relaxing in your garden oasis or entertaining guests in style, Raven Lodge offers the perfect setting for both. Situated in the heart of Glashule village, the location could not be more convenient. The village itself is both quaint and picturesque but also provides an array of shopping facilities from local shops, bars, cafés, restaurants and of course is home to the renowned Cavistons. For more extensive shopping Dun Laoghaire town centre is a short stroll away. The area is awash with social and recreational amenities from coastal walks available along the promenade and out the East Pier, swimming at nearby Forty Foot, the Farmers Market in the People's Park to the various maritime activities to be enjoyed in the three yacht clubs.



Public transport links are well catered for with the DART just across the road to Dublin Bus routes providing swift and easy access to the city centre. The Aircoach running through Glashule connects with Dublin Airport in approximately 58 minutes.

#### ACCOMMODATION

Front door: Framed by stained glass side lights and fan light over.  
 Entrance Hall: Polished timber floor, ceiling coving, twin ceiling roses, dado rail, feature archway to rear hall.  
 Drawing Room: Overlooking the front garden, window with working shutters and plantation shutters, ceiling coving, centre ceiling rose, picture rail, polished timber floor, feature marble fireplace with tiled inset and woodburning stove. Archway to:  
 Dining Room: Overlooking the rear garden, window with working shutters and plantation shutters, ceiling coving, centre ceiling rose, polished timber floor.  
 Bedroom 2: Currently in use as a sitting room, overlooking the front garden, window with working shutters and plantation shutters, ceiling coving, picture rail, feature marble fireplace with cast iron and tiled inset.  
 Bedroom 3: Overlooking the rear garden, ceiling coving, picture rail, centre ceiling rose, window with working shutters and plantation shutters, polished timber floor.  
 Bath/Shower Room: Overlooking the rear garden, cast iron slipper bath with mixer tap and shower attachment, pedestal wash hand basin, separate shower cubicle, WC, polished timber floor.  
 Downstairs: Hallway: Tiled floor, recessed lighting, door to:  
 Kitchen/Breakfast/Living Room: Dual aspect overlooking the front and rear gardens, tiled floor, recessed lighting, woodburning Jotul stove, range

of cream timber wall and floor units tiled splashbacks, centre island with wood countertop, integrated Belling electric double oven, Bosch integrated electric hob, dishwasher and fridge/freezer. French doors opening out to the rear garden.

Main Bedroom: Overlooking the front garden, window with working shutters and plantation shutters, recessed lighting, wall to wall built in mirrored slide robes. Door to:  
 Walk-in Wardrobe: Built in units providing shelf and hanging space.  
 EnSuite/Shower Room: Tiled floor, wash hand basin and inset in vanity unit with mirrored vanity cabinet and shelf over.  
 Utility Room: Tiled floor, plumbed for washing machine and dryer, fitted shelves, wash hand basin inset in vanity unit.  
 Guest W.C.: Corner wash hand basin, WC.

#### SPECIAL FEATURES

Gas fired central heating, Electric gate and Alarm  
 Spacious accommodation approximately 188sqm/2034 sq ft  
 Period detail to include panelled timber doors, ceiling coving, centre roses, dado & picture rails  
 Working window shutters with additional plantation shutters  
 South-west rear garden with vehicular access via an electric gate  
 Located in the heart of Glashule village

#### BER

BER Exempt

